

**BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

Meeting Date: November 17, 2004  
Bulk Item: Yes X No     

Division: Growth Management  
Department: N/A

**AGENDA ITEM WORDING:** Approval of a request from Old Road Partners to waive the application fees for an amendment to the minor conditional use for a project known as "Sloan's Crossing", Stock Island.

**ITEM BACKGROUND:** On January 3, 2000, the Planning Director approved a minor conditional use for "Sloan's Crossing" for the construction of 14 mobile homes and one duplex to replace 16 existing residential units and maintain 9,998 square feet of commercial floor space. Unfortunately, due to an oversight, the owners of the property were unable to secure the building permits for the duplex prior to the conditional use expiring.

The County's regulations require the owners to submit a new minor conditional use application in order to be able to pull permits for the duplex. The fees for a minor conditional use application are \$2,590, not including advertising and notification costs.

However, as this application will be exactly the same as the initial application for minor conditional use submitted previously and approved by the County, the property owners are requesting that the County waive the conditional use application fees. The property owners have agreed to pay the costs of advertising and notification to adjacent property owners.

The staff has determined that the time and resources needed to process and review this application will be minimal. Therefore, the staff recommends waiver of the application fees for this project, as the Board of County Commissioner has done in similar circumstances.

**PREVIOUS RELEVANT BOCC ACTION:** None

**CONTRACT/AGREEMENT CHANGES:** N/A

**STAFF RECOMMENDATIONS:** Approval

**TOTAL COST:** N/A

**BUDGETED:** Yes      No     

**COST TO COUNTY:** N/A

**SOURCE OF FUNDS:**                     

**REVENUE PRODUCING:** Yes N/A No      **AMOUNT PER MONTH**      **Year**     

**APPROVED BY:** County Atty N/A OMB/Purchasing N/A Risk Management N/A

**DIVISION DIRECTOR APPROVAL:**                     

Timothy J. McGarry, AICP

**DOCUMENTATION:** Included X To Follow      Not Required     

**DISPOSITION:**                     

**AGENDA ITEM #** K-6

# The Craig Company

Comprehensive Planning  
Resort/Tourism Planning  
Land Use Regulation  
Development Feasibility  
Site Design  
Expert Witness

**TO:** Tim McGarry, AICP

**FROM:** J. G. Buckley

**Mailing address:** P. O. Box 970  
Key West, FL 33041-0372

**DATE:** October 28, 2004

**Office location:** 600 White St.  
Key West, FL 33040

**RE:** Sloan's Landing Fee Waiver

**Phone:** 305/294-1515

**Fax:** 305/292-1525

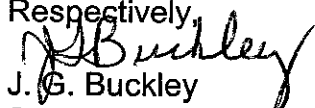
**CC:** Ed Swift III  
Don Craig, AICP

**E-mail:** don@craigcompany.com

Dear Tim:

As you know, a Minor Conditional Use Development Order (15-99) was issued to Old Road Partners for property described as Block 36, lots 6 through 15, MacDonalds Plat, Stock Island, Monroe County Florida for the replacement of sixteen residential units (fourteen mobile homes and one residential duplex) and the on-site redevelopment of 9,998 square feet of non-residential floor area limited to low- to medium intensity. The mobile home replacements and the redevelopment of the non-residential floor area have occurred. However, one aspect of the project was not completed (the duplex unit) prior to the time frame expiring for pulling the appropriate permits. A previous request for a time extension was denied as the time window for an extension had expired. Therefore, we are submitting an entire new packet for an Amendment to a Minor Conditional Use to complete the duplex unit. The subject property has been combined into one Real Estate Number (RE# 00124990.000116) and the property has been re-named Sloan's Landing but under the same ownership. We are requesting a waiver of fees for this amendment in light of the circumstances. We are submitting the fees for newspaper advertisement and notification of property owners within 300 feet as part of the application packet. We appreciate the Board's consideration on this matter. We also appreciate Mr. McGarry's willingness to carry this request before the Board.

Respectively,

  
J. G. Buckley  
Senior Planner